



An Innovative, Conservation-Minded Plan for Cainhoy Plantation

Cainhoy Property Preview
August 2017

Land Stewardship for Nearly a Century

Harry Frank Guggenheim purchased 16,000 acres in the Charleston Lowcountry – including Daniel Island and Cainhoy Plantation – in the 1930s and 1940s.

The property was maintained under his careful land stewardship for hunting, farming, timbering, cattle ranching and most importantly, for family gatherings.



A Development Team with a Proven Vision

Cainhoy is immediately adjacent to Daniel Island, originally part of the Guggenheim ownership. The same development team responsible for Daniel Island – DI Development Company – is now leading the vision and development for the new community that will be created on Cainhoy.

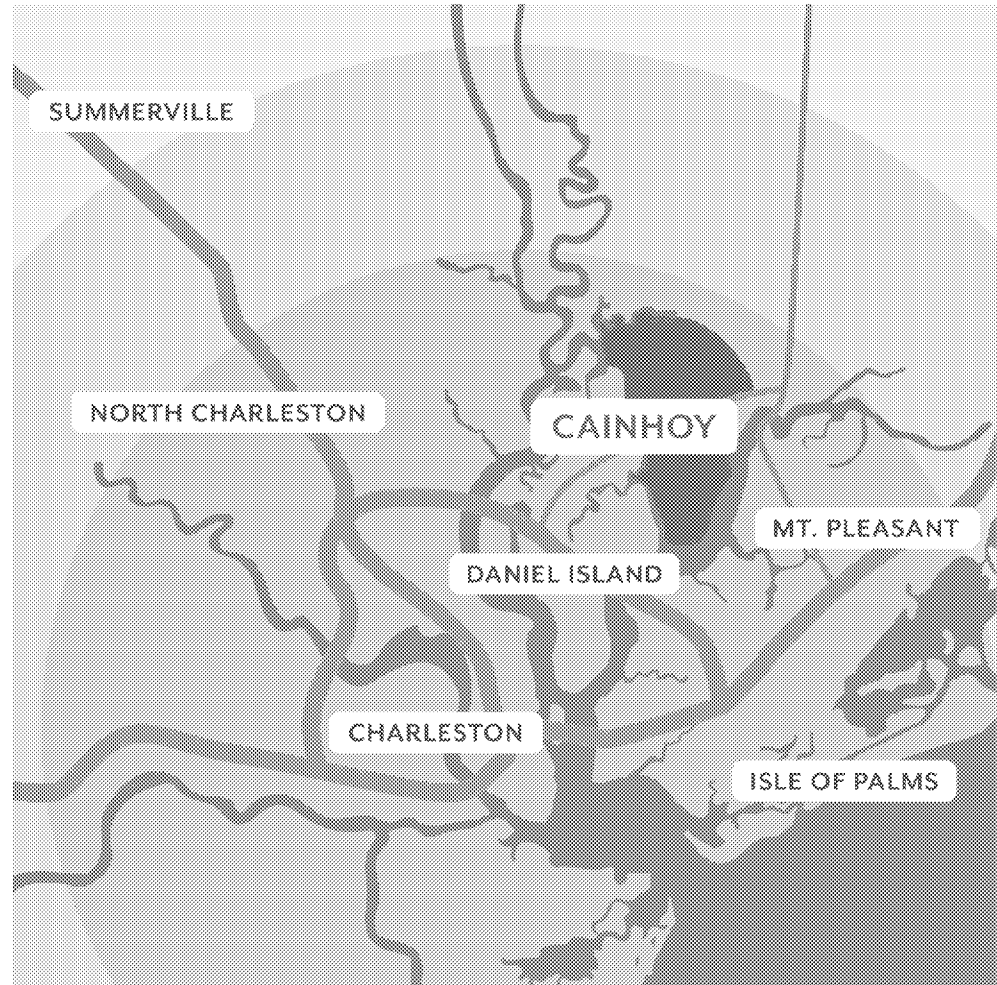


Growth on the Cainhoy Peninsula Began Years Ago

Cainhoy was annexed into the City of Charleston over 20 years ago as an integral part of the city's growth plan.

The peninsula is a key connection – tying Mt. Pleasant and Charleston together.

An estimated \$250 million in infrastructure funding (schools, roads, bridges, sewer, water) by the city, county, state and federal governments is in place. Many of these improvements are underway or completed to support growth on the peninsula and surrounding areas.



Part of Charleston's Long Range Growth Plan

- Need for retail, schools, jobs by current residents of the Cainhoy Peninsula – currently a vastly under-served area.
- Property development spurred by governmental/civic/community actions and land requests:
 - Construction of Mark Clark and annexation into City of Charleston
 - Development agreement with the City
 - Major water and sewer lines constructed by CWS – 20 years ago.
 - Clements Ferry Road widening bond referendums approved by voters
 - SCE&G transmission lines – ROW needs
 - Berkeley County School District's need for land for two public schools

Government-led Initiatives Supported by Owners

Governmental growth and planning efforts supported by Cainhoy Plantation owners via:

- Right-of-Way contributions to SCE&G to ensure that transmission lines would be underground
- Right-of-Way contributions for Clements Ferry Road widening that allows for future public transportation and a planted median.
- Land for new Public Schools for the Cainhoy Peninsula area (K-12)
- Land buffers adjacent to Francis Marion National Forest



Philip Simmons Elementary and Middle

- Opened August 2016
- Over 500 families attend

Philips Simmons High School

- Opened August 2017

Existing Development on the Cainhoy Peninsula

The Cainhoy Peninsula is not a rural location or a greenfield

- Industrial development to the north (British Petroleum) and manufacturing along the Clements Ferry corridor
- Charleston Regional Business Center and burgeoning retail and service companies
- Residential communities to the east and west: Beresford Hall, Nelliefield, Peninsula, Cainhoy Pointe apartments
- Vital commuting corridor with 20,000 passenger trips a day



Employing Conservation-Minded Principles

- Approved for 18,000 homes, but only half – approximately 9,000 homes – are anticipated to be built on the property.
- Over 50% of the property will remain undeveloped natural areas.
- Less than half of the property will be actively developed and includes 1,000 acres of usable open space, parks, trails, lakes and natural areas for residents and public enjoyment.
- The vision and plan for the community “celebrates” the outdoors and encourages its enjoyment via innovative nature trails/footpaths and bikeways that connect people to rivers, creeks, parks, ecosystems and the land’s rich history.
- This development will take place gradually over the next several decades.

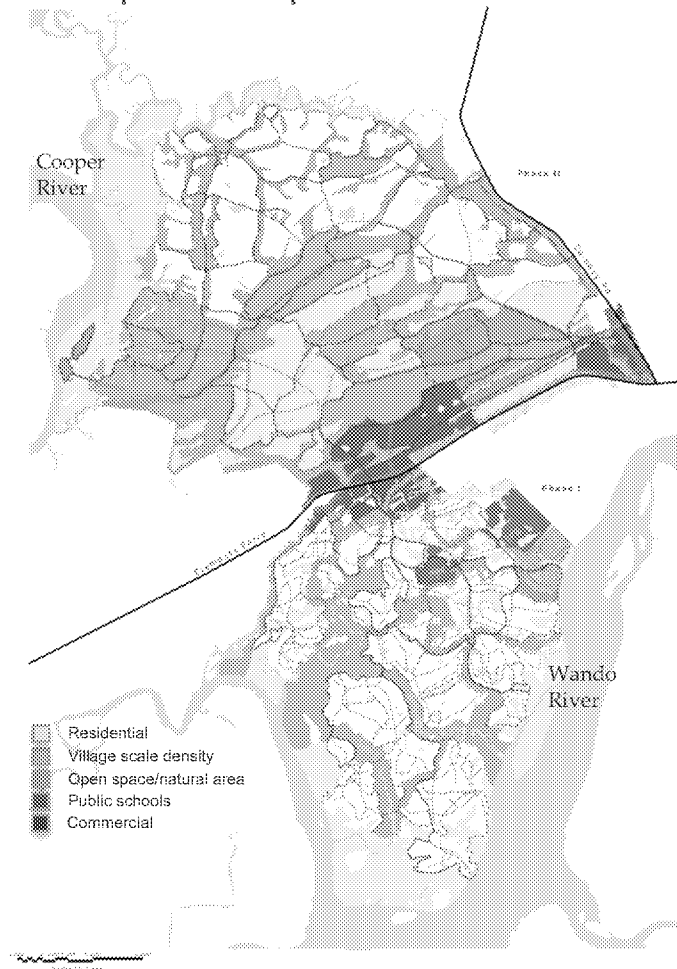
Nearly 10 Years of Planning and Preparation

The owners have been thoughtful stewards of this land for decades. They have undertaken:

- Proactive studies of wetlands, ecological, historical and cultural assets
- Engagement of wildlife and habitat consultants
- Analysis of the potential impacts of development on natural resources
- Cooperative work with the conservation community to create innovative mitigation plans that incorporate natural resources into the fabric of the community

A Conservation-Minded Master Plan

The natural environment provides the framework of the development plan.



- Bounded by the Wando River, Cooper River and Beresford Creek.
- Wetlands and conservation areas
- A mixed-use community plan that includes neighborhoods, schools, retail and recreation
- An integrated parks and trail system that connects residents and visitors to the natural environment and incorporates key cultural resources as destinations and learning opportunities.

Nature Defines the Community

The master plan locates the trails first. Historic plantation byways and nature corridors define the trail network. These trails, greenways and open spaces then define and connect the neighborhoods and the streets that will serve them.



Growing the Charleston Regional Greenbelt

- The community will become part of the conservation community's vision for Charleston's regional greenbelt, serving as an important habitat link within the region.
- Ongoing dialogue with the Forest Service also includes collaboration on areas of controlled burning and public access.
- The detailed environmental planning for the community preserves and enhances important wildlife corridors and sensitive ecological areas. Wildlife corridors and buffers will maintain continuous links between the property and the Francis Marion National Forest and an uninterrupted connection between estuarine systems.
- Development will include the creation of perpetually-managed, ecologically-sensitive 500+acre **Point Hope Nature Sanctuary** where public access will be provided.

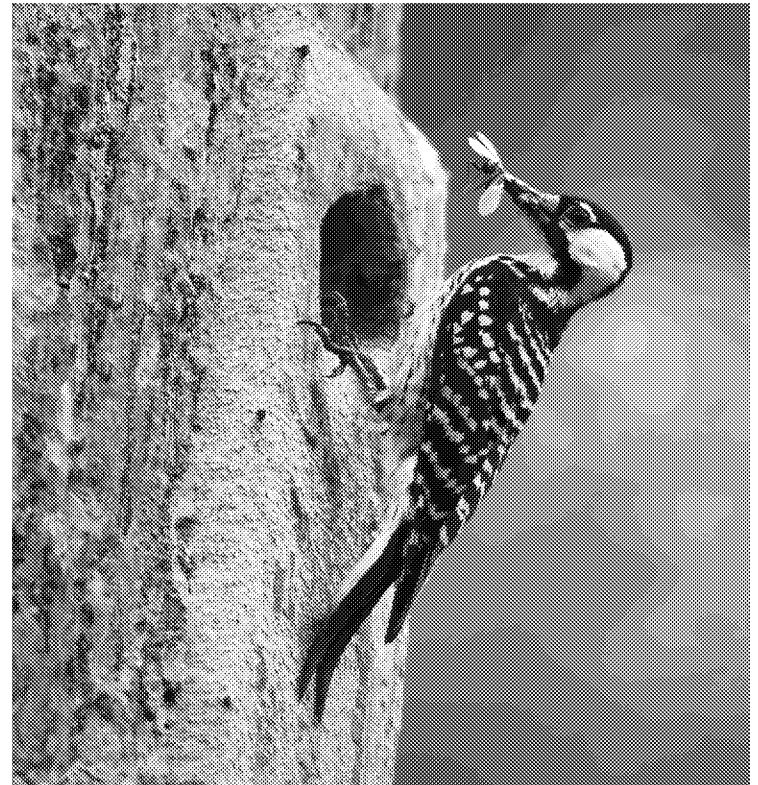
Innovative Onsite Mitigation

Creation of public open space and the Point Hope Nature Sanctuary

- Rather than buying “mitigation credits” off property to satisfy development regulations – our innovative approach protects, restores habitat and potentially reintroduces species on the property itself.
- The end result will be approximately 4,500 acres of preserved property that provides vital habitat and connectivity for plant and animal species, with the centerpiece being the 500+acre **Point Hope Nature Sanctuary**.

Designing with Nature -- Innovative Onsite Mitigation

- Our Red Cockaded Woodpecker translocation efforts reintroduced the species into the ACE Basin after a 100-year absence.
- Entering the 5th year of monitoring of the endangered Flatwood Salamander
- Habitat enhancement and planned first in the region “re-wilding” program for endangered and threatened species.
- Large areas of longleaf pines will be preserved within the Point Hope Nature Sanctuary with sufficient acreage to continue prescribed burns – to both manage wildfire risk and to maintain an ecosystem for endangered and sensitive species.



Creating an Impactful Economic Benefit

The net positive economic impact of the community will be substantial.

- London and Associates was retained to quantify the impact in terms of job creation and tax revenues generated to the City of Charleston, Berkeley County and the Berkeley County School District.
- Tax revenues generated will significantly exceed the cost of providing government services to the community early on in the development – and at build-out by more than \$29 million per year.
- Positive economic impact will be felt immediately, with average annual direct employment of 1,200 jobs.
- The City of Charleston's long range urban growth plan envisions commercial, retail and residential growth on the Cainhoy peninsula.

Development Schedule

- Master Plan approved by the City in 2014
- Clements Ferry Road widening
 - Phase 1: 2016-2019
 - Phase 2: 2019-2021
- Environmental entitlements and archeological studies – in process
- Schools opening 2016 and 2017
- First commercial activity - 2017
- First residential neighborhoods – 2018-19